



CIVIL ENGINEERING · PLANNING · SURVEYING

March 14, 2006

City of Las Vegas Development Services Center
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Request for Rezoning, variance, and site plan review for a proposed single-family residential subdivision located at the northeast corner of Ann and Maverick (APN 139-35-803-001).

The purpose of this letter is to request a rezoning, variance, and site plan development review for a proposed single-family residential subdivision located at the northeast corner of Ann and Maverick.

A rezoning is required for the proposed subdivision to meet density requirements. A rezoning of the subject parcels to RPD-3 is requested. The proposed subdivision is currently zoned UR. The proposed density will be 3.2 units per acre. The smallest lot size is over 11000 sf and meets the criteria for RPD-3 zoning. This rezoning is in compliance with the designated land use (R) under the General Plan. Existing R-1 zoned residential subdivisions with a 200' R-D zoned buffer exist to the east of the proposed development. An existing R-1 zoned residential subdivision exists to the south across Ann Road. Existing R-E properties are to the north and west.


A variance is requested to allow a RPD zoning on a parcel that is smaller than 5 acres. A variance is requested to waive the open space requirement under the RPD-3 zoning, if granted. Due to the relative small size of the proposed subdivision, an open space would be a financial burden to the few members of the future HOA, which already are burdened to pay for landscaping along Maverick which is not required by code.

The proposed subdivision will be marketed as a site for upscale semi-custom homes with OCs established to promote harmony with the existing developments in the area and to be aesthetically pleasing. The density and intensity of the project is compatible with nearby developments.

There are sufficient infrastructure improvements to accommodate the proposed development. Ann is a fully improved right-of-way. Maverick exists as a non-urban standards access road. Existing sewer, water, and other utilities are in the streets adjacent to the development. The proposed development is providing a 6' landscape strip adjacent along bordering streets: Ann and Maverick.

We sincerely hope that the requests for these actions be reviewed and considered. Please contact me at # 938-0650 if you have any questions or comments.

Sincerely,
Acclaim MTI, LLP


Kirby P. Adams, P.E.
Project Engineer

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04/27/06 PC